

Turtle Creek I & II HOA
Board of Director Meeting Minutes
April 27, 2021 at Ameritech Management

Board members present were:

Pete Jula, President	Ray Harrison, Vice President
Paula Uselis, Director,	Herb Chavonne, Director via zoom
Damian Kondrotas, Treasurer	John Mannion, Director via zoom

A quorum of the Board was present.

Beverly Neubecker, Ameritech Management also in attendance.

The meeting was called to order 3:07 pm

Ray moved to waive the reading and approve the minutes from March 9, 2021 meeting, seconded by Damian. All in favor, carried.

Manager's report

1. Discussion of 65 Turtle Creek Circle letter regarding lawn maintenance of easements.
Ray gave a history report on the care of the corner lot. The dispute was settled between the two neighbors and the easement will be cared for by both.
2. Paula moved to add sidewalk and easement care into the association's rules and regulations. The new rule was approved as follows: Each Property Owner must maintain the easements and sidewalks bordering their property in the same manner they are required to maintain their property as defined by the HOA rules. Additionally, owners will be responsible for any debris that falls into the roadway or other areas surrounding their plot. The proposal was seconded by Ray, all in favor, carried unanimously.
3. Kneewalls were discussed.
The Board reviewed the proposal submitted by AMI Recycling. The board agreed that the pricing in the proposal was too high.
4. The Board asked Beverly to get three quotes to paint the kneewalls which would include washing, filling damaged areas and painting,
5. Damian moved that Landscaping company (Manuel) remove all old mulch, remove gold mound shrubs, reduce the amount of dirt in the front of the kneewall and level the dirt, then re-mulch the area with pine bark mulch, and no new plantings. This will be done to one knee wall on Turtle Creek Circle for all to review and vote on. The motion was seconded by Ray, all in favor, carried. Ray will speak with Manuel and have this work performed on one knee wall.
6. Ray will speak with Manuel and obtain a breakdown of contracted services by May 18th, to include a list of the work performed and the charge for each item.
7. The Board voted to approve the wording of the letter from TC HOA to Master HOA regarding maintenance of storm water drainage facilities lying within Turtle Creek.

Treasurer's Report

The Treasurer's report was given by Damian Kondrotas.

1. Damian stated there was a concern with the way landscaping is being posted in the budget. After meeting with Beverly, it was determined that the charges were being assigned to one budget category instead of being divided properly in the two established budget categories. Accounting will make changes going back to the first of the year that will balance the budget item.
2. Damian suggested that the Board start looking at additions to the budget reserves to include a drainage reserve.
3. Ray stated he has been speaking with Pinellas County regarding responsibility for the storm water drainage facilities in Turtle Creek 1 & 2. He is trying to setup a meeting with them. Paula and Damian asked to be included in the meeting. Ray will notify Paula and Damian once the date/time is set up. Ray asks that the Board wait a week before sending the drainage letter to the Master HOA until he hears back from Pinellas County. Paula moved to hold the letter until the County speaks with Ray, seconded by Ray, all in favor, carried.

Unfinished Business

Rule enforcement legal review: Paula stated she is waiting for the lawyer to do the "softening" of the language in the rules, and will report next meeting.

Paula asked to see the electric bills so that it can be reviewed as to what is included in each one.

Next meeting

The Board discussed the date for budget workshop. The agreed date was May 25, 2021 at 1:00 pm.

The regular meeting of the Board will take place at 3:00 pm.

John reminded management to send out the dates via email and post to website.

Adjournment:

Damian moved to adjourn the meeting at 4:47 pm, seconded by Paula, all in favor, meeting adjourned.

Action Items This Meeting:

1. Kneewalls clean & paint proposals- Bev
2. Manuel clean area around one knee wall & mulch per details above- Ray
3. Manuel contract discussion & breakdown by May 18- Ray
4. Rules & regs to add easement care- Paula
5. Report next meeting softening of rules-Paula
6. Accounting to adjust breakdown of landscaping in financials- Bev (completed prior to mtg)
7. Ray to setup meeting with Pinellas County regarding storm water drainage in Turtle Creek - Ray
8. Wait to send drainage letter until after Ray speaks to County- Bev & Paula.
9. Provide electric bills for review to Paula- Bev. Paula
10. Consider items to add to 2021-2022 budget- Bev & Board